HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2012

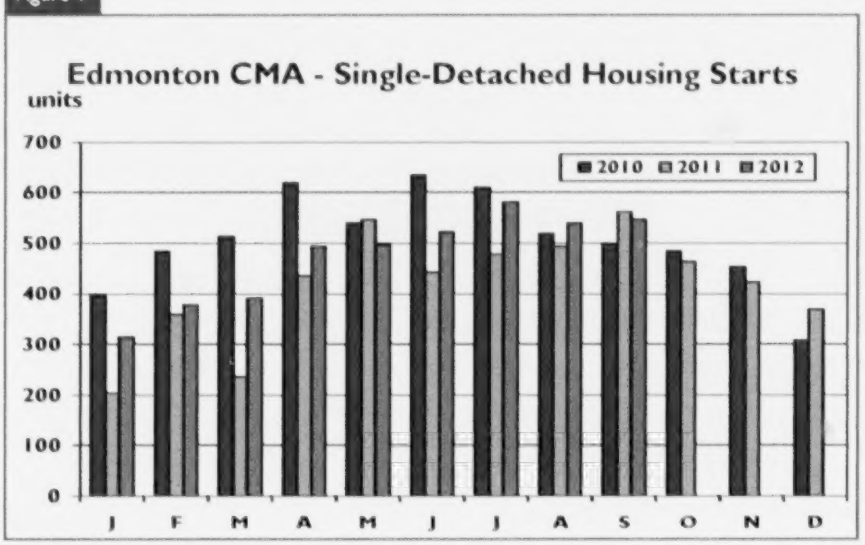
New Home Market

Multi-family starts boost new home construction

Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 1,306 units in September 2012, up from 820 starts in September 2011. Within the City of Edmonton, total housing starts rose in September to 1,020 units from 460 units in 2011. Outside city limits, builders began construction on 286 units, compared to the 360 starts recorded in September 2011. On a year-to-date basis, housing starts in the Edmonton CMA totalled 9,127 units, up from 6,710 during the same period in 2011.

Single-detached starts in the Edmonton CMA decreased by three per cent year-over-year in September, totalling 546 units. Starts inside

Figure 1



Source: CMHC

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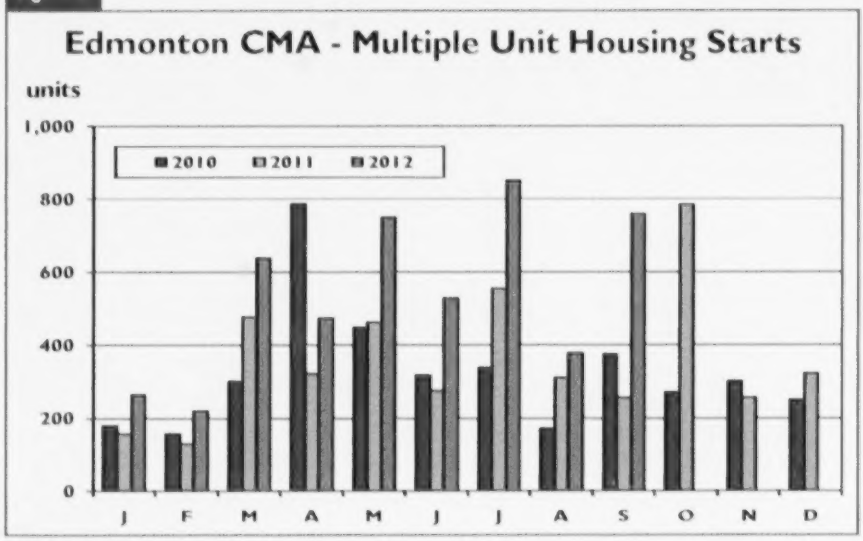
Figure 2



Source: CMHC

Edmonton City limits increased four per cent from their September 2011 levels, reaching 333 units. On a year-to-date basis, 4,263 single-detached starts were recorded within the Edmonton CMA, representing a 13 per cent increase from the same period in 2011.

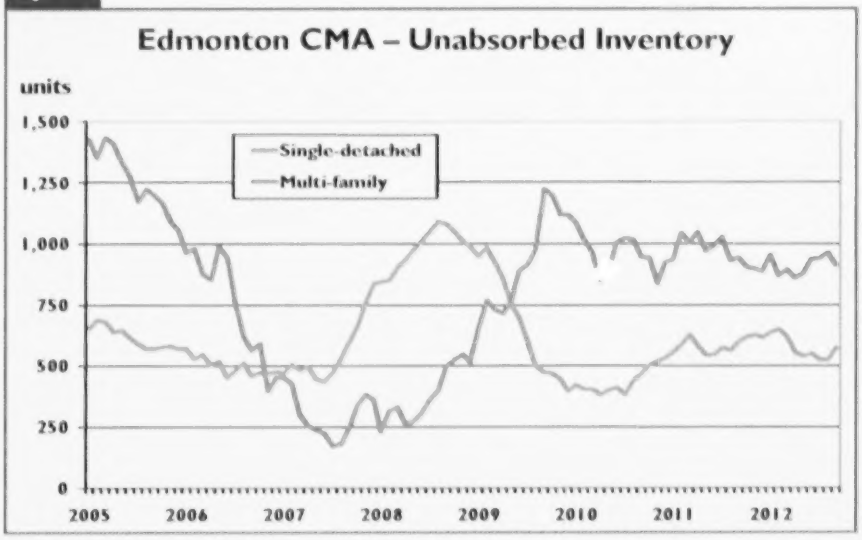
So far this year with the exception of July and August, year-over-year single-detached completions were below levels posted in the previous year. There were 431 single units completed in September, a two per cent decline from the 439 units finished in September 2011. The number of single-detached units under construction was up 11 per cent from a year ago, indicating that year-over-year completions may turn positive in a few quarters. There were 380 single-detached units absorbed in September, down six per cent from the level in 2011. The inventory of complete and unabsorbed single-detached homes decreased to 574 units in September 2012, down from 597 in the same month last year. With the exception of June, the inventory of single-detached units has declined year-over-year since March 2012.

The average absorbed price of single-detached units was $496,346 in September, slightly higher than the $490,155 recorded in the same month of 2011. The median price of absorbed single-detached homes, on the other hand, increased 3.8 per cent year-over-year to $457,650. Data from Statistics Canada's New House Price Index (NHPI) for the month of August remained stable. Contractor selling prices reported in the index increased less than one per cent from the previous year.

Multi-family starts in the Edmonton CMA, which consist of semi-detached units, rows, and apartments, totalled 760 units in September compared to the 258 units started in 2011. The majority, at 90 per cent, occurred within the City of Edmonton. Increases were seen in all types of multi-family units, particularly in the apartment segment. Apartment starts totalled 494 units in September, compared to 70 starts in September 2011. On a year-to-date basis, multi-family housing starts reached 4,864 units in the Edmonton CMA compared to 2,949 units in 2011. To the end of September, row starts more than doubled, while semi-detached and apartments both reported a gain of 57 per cent.

Completions of multi-family units dropped 36 per cent in September with 208 units being completed. However, year-to-date completions

Figure 3

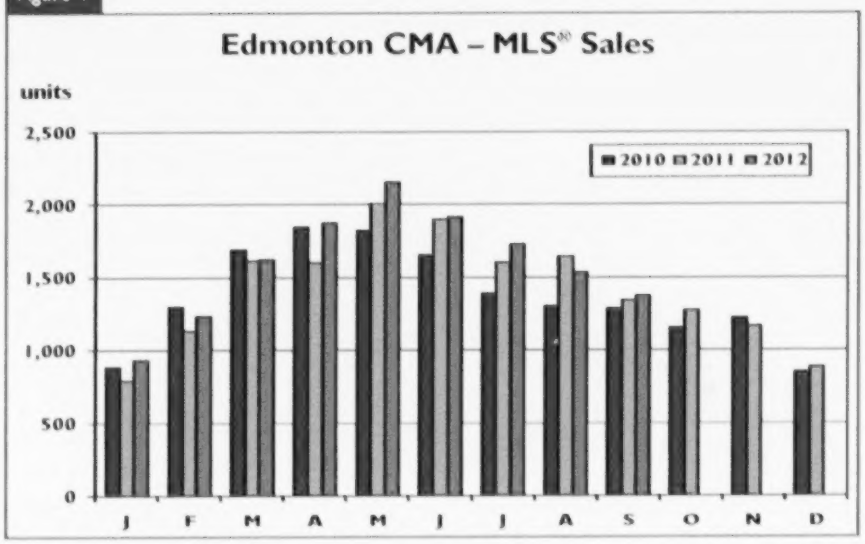


Source: CMHC

were up 45 per cent compared to the same period last year. Inventory of multi-family units were up year-over-year for the second consecutive month. There were 911 completed and unoccupied units at the end of September, down from 940 units in September 2011. A total of 6,982 multi-family units were under construction in September, up from the 5,463 units in the same month last year.

Total new housing supply across the Edmonton CMA, which includes unabsorbed inventory plus units under construction, stood at 11,992 units in September, 15 per cent above the 10,425 units at the end of September 2011.

Figure 4



Source: CREA

Resale Market

Third quarter resale transactions stable year-over-year

Sales of resale homes moved up slightly in the third quarter of 2012. Residential MLS® sales in the Edmonton CMA reached 4,632 units in the third quarter of 2012, representing a growth rate of one per cent year-over-year. Year-to-date, sales increased by five per cent over the same period in 2011, totalling 14,358 transactions. Strong employment growth and net-migration contributed to the increase in demand for resale homes during the first nine months of 2012.

The number of new MLS® listings in the Edmonton CMA decreased six per cent year-over-year during the third quarter of 2012. There were 7,990 new listings posted between July and September 2012, compared to 8,654 new listings in the same period of last year. Active listings averaged 7,740 units in the third quarter, down from the 8,327 active listings posted a year earlier. With sales growth remaining positive and active listings declining, the sales-to-active listings ratio moved up to 19 per cent in the third quarter of 2012, from 17 per cent in the same quarter of 2011.

With higher level of sales relative to listings, the average sales price in the third quarter of 2012 moved up. The average MLS® residential price was $332,339 from July to September 2012, up less than one per cent from the average selling price of $330,694 in the third quarter of 2011. On a year-to-date basis, the average price increased by 2.5 per cent, reaching $335,422.

Economy

Strong appetite for labour

Employment growth in the Edmonton CMA continued to be strong in the third quarter of 2012. Seasonally adjusted employment reached 705,200 in the third quarter, up from the 691,100 jobs in the second quarter of 2012, representing an addition of 14,100 positions to Edmonton's labour market. This boost in employment levels can be attributed to a hike in both full-time and part-time job creations. Strong appetite for Alberta's energy means that demand for labour was the strongest in energy sector and the supporting industries. On an unadjusted basis, the primary resource sector, which includes the energy sector, added 13,400 jobs from the third quarter of 2011. Construction and transportation sectors also contributed 19,800 and 12,100 jobs, respectively.

Strong demand for labour contributed to a decline in the unemployment rate and an increase in the average weekly earnings in the Edmonton CMA. The fact that most jobs were created in the energy related sectors contributed to the rise in average earnings in this region. On a seasonally adjusted basis, the unemployment rate averaged 4.5 per cent in the third quarter of 2012, down from 4.9 per cent in the previous quarter. Statistics Canada's average weekly earnings for Edmonton showed that wage growth

has increased and was 4.6 per cent higher in the third quarter of 2012 compared to the corresponding period in 2011.

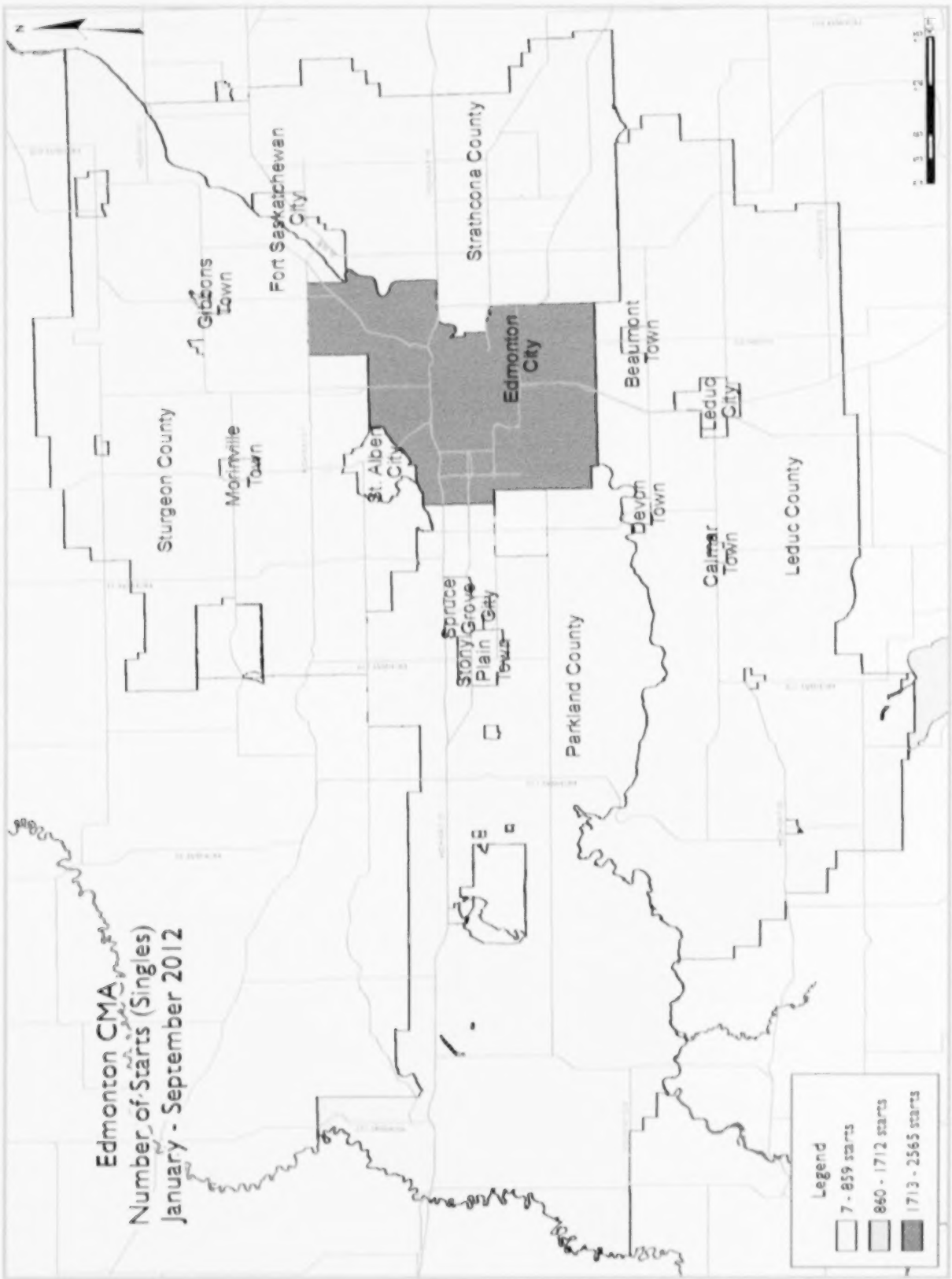
Strong labour market conditions in the Edmonton CMA continued to draw migrants from other countries and provinces. Statistics Canada estimates that Alberta gained 23,090 people in the second quarter of 2012, up from 83 per cent from the previous year. The largest contributor was from the international component, netting 9,302 people and representing the best quarterly performance on record. Non-permanent residents increased to 5,244 people in the second quarter, up from 1,341 a year earlier. Alberta also gained migrants from all the provinces with the exception of Saskatchewan, Yukon, and the Northwest Territories. Net interprovincial migration in the second quarter more than doubled to 8,544 people from 2011 levels. After two quarters, net migration in Alberta increased from 19,938 in 2011 to 43,425 in 2012.

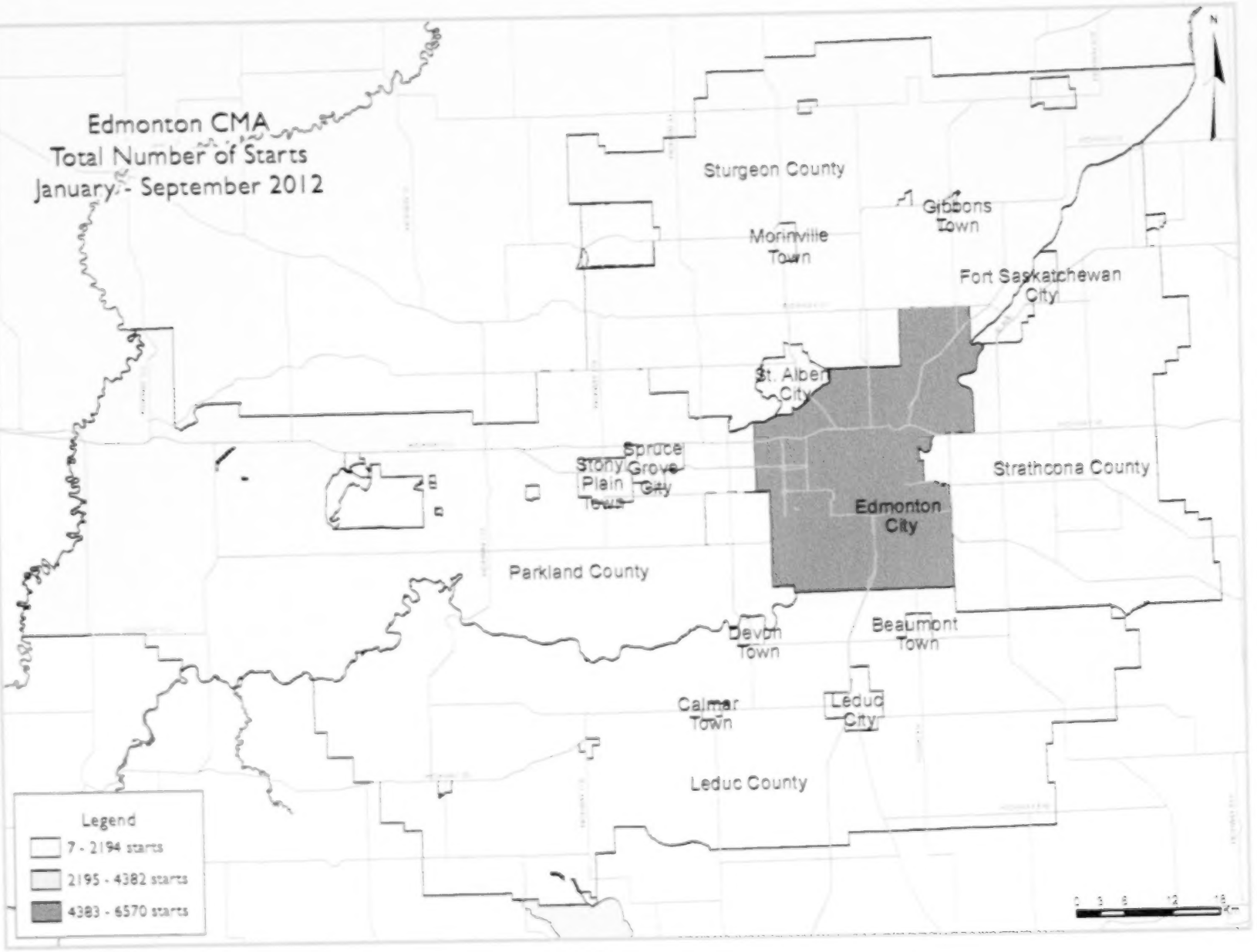
Edmonton CMA
Number of Starts (Multiples)
September 2012
Legend
No starts
2 - 230 starts
231 - 458 starts
459 - 687 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove
Stony Plain City
Town
Parkland County
Devon Town
Beaumont Town
Leduc City
Calmar Town
Leduc County

Edmonton CMA
Number of Starts (Singles)
September 2012
Legend
2 - 112 starts
113 - 222 starts
223 - 333 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain Town
Parkland County

Edmonton CMA
Total Number of Starts
September 2012
Legend
2 - 341 starts
342 - 680 starts
681 - 1020 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Stony Plain Town
Spruce Grove City
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County

Edmonton CMA
Number of Starts (Multiples)
January - September 2012
Legend
No starts
4 - 1337 starts
1338 - 2671 starts
2672 - 4005 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Stony Plain Town
Spruce Grove City
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - September 2012
Legend
7 - 859 starts
860 - 1712 starts
1713 - 2565 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Stony Plain Town
Spruce Grove City
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County


Edmonton CMA
Total Number of Starts
January - September 2012
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
7 - 2194 starts
2195 - 4382 starts
4383 - 6570 starts
0 3 6 12 18 km
N

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
0	Nil
..	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2012	545	146	12	1	108	307	0	187	1,306
September 2011	561	136	0	1	52	70	0	0	820
% Change	**-2.9**	**7.4**	**n/a**	**0.0**	**107.7**	**	**n/a**	**n/a**	**59.3**
Year-to-date 2012	4,259	1,448	173	4	815	975	12	1,441	9,127
Year-to-date 2011	3,749	892	62	12	453	938	0	604	6,710
% Change	**13.6**	**62.3**	**179.0**	**-66.7**	**79.9**	**3.9**	**n/a**	**138.6**	**36.0**
UNDER CONSTRUCTION									
September 2012	3,802	1,294	178	6	1,067	2,788	29	1,635	10,799
September 2011	3,401	800	61	15	761	3,007	17	826	8,888
% Change	**11.8**	**61.8**	**191.8**	**-60.0**	**40.2**	**-7.3**	**70.6**	**97.9**	**21.5**
COMPLETIONS									
September 2012	431	108	16	0	30	50	4	0	639
September 2011	438	86	7	1	119	76	0	39	766
% Change	**-1.6**	**25.6**	**128.6**	**-100.0**	**-74.8**	**-34.2**	**n/a**	**-100.0**	**-16.6**
Year-to-date 2012	3,829	986	79	9	631	1,206	12	829	7,581
Year-to-date 2011	4,017	706	87	3	597	967	68	156	6,601
% Change	**-4.7**	**39.7**	**-9.2**	**200.0**	**5.7**	**24.7**	**-82.4**	**	**14.8**
COMPLETED & NOT ABSORBED									
September 2012	573	135	16	0	200	546	1	14	1,485
September 2011	595	92	14	1	165	665	1	4	1,537
% Change	**-3.7**	**46.7**	**14.3**	**-100.0**	**21.2**	**-17.9**	**0.0**	**	**-3.4**
ABSORBED									
September 2012	379	110	19	1	46	64	4	16	639
September 2011	403	74	4	2	121	61	0	22	687
% Change	**-6.0**	**48.6**	**	**-50.0**	**-62.0**	**4.9**	**n/a**	**-27.3**	**-7.0**
Year-to-date 2012	3,867	949	81	9	585	1,214	8	415	7,128
Year-to-date 2011	3,950	686	86	3	593	920	3	121	6,362
% Change	**-2.1**	**38.3**	**-5.8**	**200.0**	**-1.3**	**32.0**	**166.7**	**	**12.0**

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
September 2012	333	102	4	0	87	307	0	187	1,020
September 2011	319	96	0	0	25	20	0	0	460
Beaumont Town									
September 2012	6	6	0	0	0	0	0	0	12
September 2011	34	4	0	0	0	0	0	0	38
Devon Town									
September 2012	7	0	0	0	0	0	0	0	7
September 2011	4	0	0	0	0	0	0	0	4
Fort Saskatchewan City									
September 2012	18	6	0	1	0	0	0	0	25
September 2011	19	4	0	1	2	0	0	0	26
Leduc City									
September 2012	21	6	0	0	0	0	0	0	27
September 2011	19	16	0	0	0	0	0	0	35
Leduc County									
September 2012	27	0	0	0	0	0	0	0	27
September 2011	13	0	0	0	0	0	0	0	13
Morinville Town									
September 2012	11	2	0	0	0	0	0	0	13
September 2011	12	0	0	0	0	0	0	0	12
Parkland County									
September 2012	24	0	0	0	0	0	0	0	24
September 2011	29	0	0	0	0	0	0	0	29
Spruce Grove City									
September 2012	11	14	8	0	0	0	0	0	33
September 2011	8	6	0	0	12	0	0	0	26
St. Albert City									
September 2012	17	0	0	0	0	0	0	0	17
September 2011	32	0	0	0	0	0	0	0	32
Stony Plain Town									
September 2012	12	8	0	0	0	0	0	0	20
September 2011	5	2	0	0	0	0	0	0	7
Strathcona County									
September 2012	32	2	0	0	21	0	0	0	55
September 2011	35	8	0	0	13	50	0	0	106
Sturgeon County									
September 2012	16	0	0	0	0	0	0	0	16
September 2011	21	0	0	0	0	0	0	0	21
Remainder of the CMA									
September 2012	10	0	0	0	0	0	0	0	10
September 2011	11	0	0	0	0	0	0	0	11
Edmonton CMA									
September 2012	545	146	12	1	108	307	0	187	1,306
September 2011	561	136	0	1	52	70	0	0	820

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
September 2012	2,240	984	93	5	864	2,582	17	1,246	8,031
September 2011	2,041	590	42	13	564	2,451	13	261	5,975
Beaumont Town									
September 2012	170	22	7	0	0	0	0	0	199
September 2011	189	16	0	0	0	0	0	66	271
Devon Town									
September 2012	9	0	0	0	5	0	0	0	14
September 2011	14	2	0	0	5	0	0	0	21
Fort Saskatchewan City									
September 2012	152	40	4	1	2	0	0	0	199
September 2011	117	46	0	1	6	0	0	223	393
Leduc City									
September 2012	219	88	7	0	26	160	0	0	500
September 2011	110	40	0	0	8	160	0	139	457
Leduc County									
September 2012	100	2	0	0	0	0	0	0	102
September 2011	92	0	0	0	0	0	0	0	92
Morinville Town									
September 2012	45	2	4	0	20	0	0	0	71
September 2011	39	4	4	0	34	0	0	0	81
Parkland County									
September 2012	153	6	0	0	0	0	0	0	159
September 2011	137	2	0	0	0	0	0	0	139
Spruce Grove City									
September 2012	131	74	63	0	18	0	0	202	488
September 2011	87	50	15	1	54	99	0	103	409
St. Albert City									
September 2012	142	30	0	0	0	0	0	118	290
September 2011	135	0	0	0	0	36	0	0	171
Stony Plain Town									
September 2012	57	26	0	0	36	0	0	0	119
September 2011	42	14	0	0	36	0	0	0	92
Strathcona County									
September 2012	230	20	0	0	96	46	0	69	461
September 2011	236	32	0	0	50	261	0	34	613
Sturgeon County									
September 2012	98	0	0	0	0	0	0	0	98
September 2011	113	0	0	0	0	0	0	0	113
Remainder of the CMA									
September 2012	56	0	0	0	0	0	12	0	68
September 2011	49	4	0	0	4	0	4	0	61
Edmonton CMA									
September 2012	3,802	1,294	178	6	1,067	2,788	29	1,635	10,799
September 2011	3,401	800	61	15	761	3,007	17	826	8,888

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
September 2012	269	76	12	0	4	0	0	0	361
September 2011	247	60	0	0	102	0	0	27	436
Beaumont Town									
September 2012	20	2	0	0	0	0	0	0	22
September 2011	16	6	0	0	0	0	0	0	22
Devon Town									
September 2012	1	0	0	0	0	0	0	0	1
September 2011	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
September 2012	27	6	0	0	2	0	0	0	35
September 2011	33	0	0	1	0	0	0	0	34
Leduc City									
September 2012	7	14	0	0	0	0	4	0	25
September 2011	7	4	0	0	0	0	0	12	23
Leduc County									
September 2012	6	0	0	0	0	0	0	0	6
September 2011	9	0	0	0	0	0	0	0	9
Morinville Town									
September 2012	6	0	0	0	3	0	0	0	9
September 2011	17	0	4	0	0	0	0	0	21
Parkland County									
September 2012	7	0	0	0	0	0	0	0	7
September 2011	12	0	0	0	0	0	0	0	12
Spruce Grove City									
September 2012	5	2	4	0	0	0	0	0	11
September 2011	21	14	3	0	0	0	0	0	38
St. Albert City									
September 2012	17	0	0	0	0	0	0	0	17
September 2011	28	0	0	0	0	0	0	0	28
Stony Plain Town									
September 2012	15	2	0	0	0	0	0	0	17
September 2011	8	0	0	0	0	76	0	0	84
Strathcona County									
September 2012	43	6	0	0	21	50	0	0	120
September 2011	30	2	0	0	17	0	0	0	49
Sturgeon County									
September 2012	6	0	0	0	0	0	0	0	6
September 2011	10	0	0	0	0	0	0	0	10
Remainder of the CMA									
September 2012	2	0	0	0	0	0	0	0	2
September 2011	0	0	0	0	0	0	0	0	0
Edmonton CMA									
September 2012	431	108	16	0	30	50	4	0	639
September 2011	438	86	7	1	119	76	0	39	766

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
September 2012	256	87	5	0	103	358	1	0	810
September 2011	257	55	5	0	83	423	1	0	824
Beaumont Town									
September 2012	27	2	0	0	2	0	0	0	31
September 2011	31	2	0	0	1	0	0	0	34
Devon Town									
September 2012	1	0	0	0	1	0	0	0	2
September 2011	1	0	0	0	4	0	0	0	5
Fort Saskatchewan City									
September 2012	48	4	0	0	11	31	0	0	94
September 2011	49	7	0	0	20	46	0	2	124
Leduc City									
September 2012	44	12	0	0	5	17	0	0	78
September 2011	45	9	0	0	9	20	0	0	83
Leduc County									
September 2012	1	0	0	0	0	0	0	0	1
September 2011	3	0	0	0	0	0	0	0	3
Morinville Town									
September 2012	14	0	2	0	26	0	0	0	42
September 2011	29	0	2	0	8	0	0	0	39
Parkland County									
September 2012	14	3	0	0	0	0	0	0	17
September 2011	22	2	0	0	0	0	0	0	24
Spruce Grove City									
September 2012	33	14	9	0	32	0	0	2	90
September 2011	34	10	6	0	0	74	0	0	124
St. Albert City									
September 2012	34	0	0	0	0	36	0	0	70
September 2011	36	0	0	0	0	37	0	0	73
Stony Plain Town									
September 2012	32	4	0	0	3	56	0	0	95
September 2011	23	0	0	0	15	62	0	0	100
Strathcona County									
September 2012	62	9	0	0	17	48	0	12	148
September 2011	60	5	1	1	25	0	0	2	94
Sturgeon County									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	1	0	0	0	0	0	0	0	1
Remainder of the CMA									
September 2012	7	0	0	0	0	0	0	0	7
September 2011	4	2	0	0	0	3	0	0	9
Edmonton CMA									
September 2012	573	135	16	0	200	546	1	14	1,485
September 2011	595	92	14	1	165	665	1	4	1,537

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
September 2012	237	83	15	0	15	22	0	0	372
September 2011	225	50	0	0	106	20	0	0	401
Beaumont Town									
September 2012	20	2	0	0	0	0	0	0	22
September 2011	14	4	0	0	0	0	0	0	18
Devon Town									
September 2012	1	0	0	0	0	0	0	0	1
September 2011	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
September 2012	17	3	0	1	4	4	0	0	29
September 2011	33	1	0	2	2	0	0	0	38
Leduc City									
September 2012	13	10	0	0	0	0	4	0	27
September 2011	7	3	0	0	0	0	0	12	22
Leduc County									
September 2012	7	0	0	0	0	0	0	0	7
September 2011	8	0	0	0	0	0	0	0	8
Morinville Town									
September 2012	6	0	1	0	3	0	0	0	10
September 2011	11	0	2	0	4	0	0	0	17
Parkland County									
September 2012	5	0	0	0	0	0	0	0	5
September 2011	12	0	0	0	0	0	0	0	12
Spruce Grove City									
September 2012	9	5	3	0	7	0	0	14	38
September 2011	16	16	2	0	0	0	0	0	34
St. Albert City									
September 2012	17	0	0	0	0	1	0	2	20
September 2011	26	0	0	0	1	9	0	0	36
Stony Plain Town									
September 2012	6	2	0	0	0	0	0	0	8
September 2011	10	0	0	0	2	31	0	0	43
Strathcona County									
September 2012	33	5	0	0	17	37	0	0	92
September 2011	29	0	0	0	6	0	0	10	45
Sturgeon County									
September 2012	6	0	0	0	0	0	0	0	6
September 2011	10	0	0	0	0	0	0	0	10
Remainder of the CMA									
September 2012	2	0	0	0	0	0	0	0	2
September 2011	1	0	0	0	0	1	0	0	2
Edmonton CMA									
September 2012	379	110	19	1	46	64	4	16	639
September 2011	403	74	4	2	121	61	0	22	687

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	% Change
Edmonton City	333	319	116	96	77	25	494	20	1,020	460	121.7
Beaumont Town	6	34	6	4	0	0	0	0	12	38	-68.4
Calmar Town	2	0	0	0	0	0	0	0	2	0	n/a
Devon Town	7	4	0	0	0	0	0	0	7	4	75.0
Fort Saskatchewan City	19	20	6	6	0	0	0	0	25	26	-3.8
Gibbons Town	3	4	0	0	0	0	0	0	3	4	-25.0
Leduc City	21	19	6	16	0	0	0	0	27	35	-22.9
Leduc County	27	13	0	0	0	0	0	0	27	13	107.7
Morinville Town	11	12	2	0	0	0	0	0	13	12	8.3
Parkland County	24	29	0	0	0	0	0	0	24	29	-17.2
Spruce Grove City	11	8	14	18	8	0	0	0	33	26	26.9
St. Albert City	17	32	0	0	0	0	0	0	17	32	-46.9
Stony Plain Town	12	5	8	2	0	0	0	0	20	7	185.7
Strathcona County	32	35	14	12	9	9	0	50	55	106	-48.1
Sturgeon County	16	21	0	0	0	0	0	0	16	21	-23.8
Remainder of the CMA	5	7	0	0	0	0	0	0	5	7	-28.6
Edmonton CMA	**546**	**562**	**172**	**154**	**94**	**34**	**494**	**70**	**1,306**	**820**	**59.3**

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	2,565	2,330	1,152	688	670	329	2,183	970	6,570	4,317	52.2
Beaumont Town	143	174	24	22	7	0	0	66	174	262	-33.6
Calmar Town	12	1	0	0	8	0	0	0	20	1	**
Devon Town	7	14	0	2	0	0	0	0	7	16	-56.3
Fort Saskatchewan City	183	147	56	52	4	0	0	71	243	270	-10.0
Gibbons Town	10	16	0	0	0	0	0	0	10	16	-37.5
Leduc City	210	126	102	42	25	8	0	207	337	383	-12.0
Leduc County	74	68	0	0	0	0	0	0	74	68	8.8
Morinville Town	52	59	4	4	8	4	0	0	64	67	-4.5
Parkland County	144	111	4	2	0	0	0	0	148	113	31.0
Spruce Grove City	168	120	100	126	94	24	0	103	362	373	-2.9
St. Albert City	160	154	22	0	0	0	118	0	300	154	94.8
Stony Plain Town	99	66	38	14	0	0	0	0	137	80	71.3
Strathcona County	298	230	72	50	58	34	115	125	543	439	23.7
Sturgeon County	108	115	0	0	0	0	0	0	108	115	-6.1
Remainder of the CMA	30	30	0	2	0	4	0	0	30	36	-16.7
Edmonton CMA	**4,263**	**3,761**	**1,574**	**1,004**	**874**	**403**	**2,416**	**1,542**	**9,127**	**6,710**	**36.0**

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Edmonton City	77	25	0	0	307	20	187	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	9	9	0	0	0	50	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	**94**	**34**	**0**	**0**	**307**	**70**	**187**	**0**

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	666	329	4	0	929	733	1,254	237
Beaumont Town	7	0	0	0	0	0	0	66
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	25	8	0	0	0	80	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	8	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	94	24	0	0	0	0	0	103
St. Albert City	0	0	0	0	0	0	118	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	58	34	0	0	46	125	69	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
Edmonton CMA	**862**	**403**	**12**	**0**	**975**	**938**	**1,441**	**604**

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Edmonton City	439	415	394	45	187	0	1,020	460
Beaumont Town	12	38	0	0	0	0	12	38
Calmar Town	2	0	0	0	0	0	2	0
Devon Town	7	4	0	0	0	0	7	4
Fort Saskatchewan City	24	23	1	3	0	0	25	26
Gibbons Town	3	4	0	0	0	0	3	4
Leduc City	27	35	0	0	0	0	27	35
Leduc County	27	13	0	0	0	0	27	13
Morinville Town	13	12	0	0	0	0	13	12
Parkland County	24	29	0	0	0	0	24	29
Spruce Grove City	33	14	0	12	0	0	33	26
St. Albert City	17	32	0	0	0	0	17	32
Stony Plain Town	20	7	0	0	0	0	20	7
Strathcona County	34	43	21	63	0	0	55	106
Sturgeon County	16	21	0	0	0	0	16	21
Remainder of the CMA	5	7	0	0	0	0	5	7
Edmonton CMA	703	697	416	123	187	0	1,306	820

Table 2.5: Starts by Submarket and by Intended Market
January - September 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	3,711	3,008	1,601	1,072	1,258	237	6,570	4,317
Beaumont Town	174	196	0	0	0	66	174	262
Calmar Town	12	1	0	0	8	0	20	1
Devon Town	7	16	0	0	0	0	7	16
Fort Saskatchewan City	232	192	11	7	0	71	243	270
Gibbons Town	10	16	0	0	0	0	10	16
Leduc City	319	168	18	88	0	127	337	383
Leduc County	74	68	0	0	0	0	74	68
Morinville Town	60	67	4	0	0	0	64	67
Parkland County	148	113	0	0	0	0	148	113
Spruce Grove City	340	215	22	55	0	103	362	373
St. Albert City	182	154	0	0	118	0	300	154
Stony Plain Town	137	80	0	0	0	0	137	80
Strathcona County	336	262	138	177	69	0	543	439
Sturgeon County	108	115	0	0	0	0	108	115
Remainder of the CMA	30	32	0	4	0	0	30	36
Edmonton CMA	5,880	4,703	1,794	1,403	1,453	604	9,127	6,710

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	% Change
Edmonton City	269	247	80	94	12	68	0	27	361	436	-17.2
Beaumont Town	20	16	2	6	0	0	0	0	22	22	0.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	27	34	8	0	0	0	0	0	35	34	2.9
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	7	7	14	4	4	0	0	12	25	23	8.7
Leduc County	6	9	0	0	0	0	0	0	6	9	-33.3
Morinville Town	6	17	0	0	3	4	0	0	9	21	-57.1
Parkland County	7	12	0	0	0	0	0	0	7	12	-41.7
Spruce Grove City	5	21	2	14	4	3	0	0	11	38	-71.1
St. Albert City	17	28	0	0	0	0	0	0	17	28	-39.3
Stony Plain Town	15	8	2	0	0	0	0	76	17	84	-79.8
Strathcona County	43	30	8	8	19	11	50	0	120	49	144.9
Sturgeon County	6	10	0	0	0	0	0	0	6	10	-40.0
Remainder of the CMA	2	0	0	0	0	0	0	0	2	0	n/a
Edmonton CMA	**431**	**439**	**116**	**126**	**42**	**86**	**50**	**115**	**639**	**766**	**-16.6**

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	2,336	2,203	776	576	406	422	1,455	803	4,973	4,004	24.2
Beaumont Town	152	188	16	38	16	0	66	0	250	226	10.6
Calmar Town	2	5	0	0	0	0	0	0	2	5	-60.0
Devon Town	9	8	2	2	0	5	0	28	11	43	-74.4
Fort Saskatchewan City	161	181	66	40	0	24	71	71	298	316	-5.7
Gibbons Town	14	18	0	2	0	0	0	0	14	20	-30.0
Leduc City	131	228	74	40	20	10	127	12	352	290	21.4
Leduc County	66	74	0	0	0	0	0	0	66	74	-10.8
Morinville Town	48	75	4	0	39	31	0	3	91	109	-16.5
Parkland County	131	157	2	2	0	0	0	0	133	159	-16.4
Spruce Grove City	117	178	102	92	43	18	0	0	262	288	-9.0
St. Albert City	150	132	0	4	0	0	96	65	246	201	22.4
Stony Plain Town	81	72	22	8	0	28	0	141	103	249	-58.6
Strathcona County	281	301	72	56	42	60	220	0	615	417	47.5
Sturgeon County	132	159	0	0	0	0	0	0	132	159	-17.0
Remainder of the CMA	27	41	2	0	4	0	0	0	33	41	-19.5
Edmonton CMA	**3,838**	**4,020**	**1,138**	**860**	**570**	**598**	**2,035**	**1,123**	**7,581**	**6,601**	**14.8**

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Edmonton City	12	68	0	0	0	0	0	27
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	4	0	0	0	0	12
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	3	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	3	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	76	0	0
Strathcona County	19	11	0	0	50	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	**38**	**86**	**4**	**0**	**50**	**76**	**0**	**39**

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	402	369	4	53	1,020	761	435	42
Beaumont Town	16	0	0	0	0	0	66	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	28
Fort Saskatchewan City	0	24	0	0	0	0	71	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	16	10	4	0	0	0	127	12
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	39	28	0	3	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	43	18	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	65	96	0
Stony Plain Town	0	16	0	12	0	141	0	0
Strathcona County	47	60	0	0	186	0	34	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
Edmonton CMA	**562**	**530**	**8**	**68**	**1,206**	**967**	**829**	**156**

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Edmonton City	357	307	4	102	0	27	361	436
Beaumont Town	22	22	0	0	0	0	22	22
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	33	33	2	1	0	0	35	34
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	21	11	0	0	4	12	25	23
Leduc County	6	9	0	0	0	0	6	9
Morinville Town	6	21	3	0	0	0	9	21
Parkland County	7	12	0	0	0	0	7	12
Spruce Grove City	11	38	0	0	0	0	11	38
St. Albert City	17	28	0	0	0	0	17	28
Stony Plain Town	17	8	0	76	0	0	17	84
Strathcona County	49	32	71	17	0	0	120	49
Sturgeon County	6	10	0	0	0	0	6	10
Remainder of the CMA	2	0	0	0	0	0	2	0
Edmonton CMA	**555**	**531**	**80**	**196**	**4**	**39**	**639**	**766**

Table 3.5: Completions by Submarket and by Intended Market
January - September 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	3,083	2,709	1,449	1,200	441	95	4,973	4,004
Beaumont Town	168	212	16	14	66	0	250	226
Calmar Town	2	5	0	0	0	0	2	5
Devon Town	11	10	0	5	0	28	11	43
Fort Saskatchewan City	216	226	11	19	71	71	298	316
Gibbons Town	14	20	0	0	0	0	14	20
Leduc City	205	266	16	12	131	12	352	290
Leduc County	66	74	0	0	0	0	66	74
Morinville Town	58	83	31	20	2	6	91	109
Parkland County	133	159	0	0	0	0	133	159
Spruce Grove City	199	284	63	4	0	0	262	288
St. Albert City	150	136	0	65	96	0	246	201
Stony Plain Town	103	80	0	157	0	12	103	249
Strathcona County	325	346	256	71	34	0	615	417
Sturgeon County	132	159	0	0	0	0	132	159
Remainder of the CMA	29	41	4	0	0	0	33	41
Edmonton CMA	**4,894**	**4,810**	**1,846**	**1,567**	**841**	**224**	**7,581**	**6,601**

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
September 2012	20	8.5	93	39.6	61	26.0	27	11.5	34	14.5	235	454,100	490,653
September 2011	13	6.1	97	45.5	50	23.5	25	11.7	28	13.1	213	443,900	491,564
Year-to-date 2012	232	10.1	883	38.3	583	25.3	241	10.5	365	15.8	2,304	454,850	517,004
Year-to-date 2011	234	11.2	718	34.4	523	25.0	274	13.1	341	16.3	2,090	462,500	537,193
Beaumont Town													
September 2012	2	10.0	10	50.0	4	20.0	2	10.0	2	10.0	20	437,400	474,286
September 2011	1	7.1	11	78.6	1	7.1	1	7.1	0	0.0	14	426,700	426,624
Year-to-date 2012	6	3.8	75	47.5	48	30.4	23	14.6	6	3.8	158	448,076	473,772
Year-to-date 2011	34	20.1	88	52.1	31	18.3	9	5.3	7	4.1	169	408,984	420,908
Calmar Town													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Devon Town													
September 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
September 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	3	33.3	2	22.2	3	33.3	1	11.1	9	--	--
Year-to-date 2011	2	20.0	6	60.0	2	20.0	0	0.0	0	0.0	10	397,900	395,253
Fort Saskatchewan City													
September 2012	1	5.6	6	33.3	6	33.3	4	22.2	1	5.6	18	469,450	496,161
September 2011	4	11.8	23	67.6	7	20.6	0	0.0	0	0.0	34	396,600	404,050
Year-to-date 2012	9	5.6	111	68.9	27	16.8	10	6.2	4	2.5	161	419,900	436,727
Year-to-date 2011	8	4.6	122	69.7	28	16.0	11	6.3	6	3.4	175	403,000	432,975
Gibbons Town													
September 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
September 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	5	35.7	9	64.3	0	0.0	0	0.0	0	0.0	14	359,450	359,964
Year-to-date 2011	6	33.3	8	44.4	4	22.2	0	0.0	0	0.0	18	376,500	390,417
Leduc City													
September 2012	2	15.4	9	69.2	2	15.4	0	0.0	0	0.0	13	404,211	408,275
September 2011	2	28.6	3	42.9	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2012	21	16.0	59	45.0	35	26.7	12	9.2	4	3.1	131	433,500	447,522
Year-to-date 2011	84	38.9	92	42.6	26	12.0	10	4.6	4	1.9	216	370,450	387,967
Leduc County													
September 2012	2	28.6	0	0.0	2	28.6	2	28.6	1	14.3	7	--	--
September 2011	2	28.6	3	42.9	0	0.0	0	0.0	2	28.6	7	--	--
Year-to-date 2012	11	16.7	18	27.3	16	24.2	10	15.2	11	16.7	66	465,700	491,171
Year-to-date 2011	13	18.1	18	25.0	15	20.8	17	23.6	9	12.5	72	493,950	487,976
Morinville Town													
September 2012	2	33.3	3	50.0	0	0.0	1	16.7	0	0.0	6	--	--
September 2011	0	0.0	9	100.0	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2012	9	17.6	34	66.7	7	13.7	1	2.0	0	0.0	51	399,900	405,512
Year-to-date 2011	16	28.1	38	66.7	3	5.3	0	0.0	0	0.0	57	379,000	381,125

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
September 2012	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
September 2011	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
Year-to-date 2012	10	16.9	3	5.1	7	11.9	8	13.6	31	52.5	59	656,250	629,934
Year-to-date 2011	3	5.5	6	10.9	9	16.4	8	14.5	29	52.7	55	700,000	695,032
Spruce Grove City													
September 2012	0	0.0	5	55.6	1	11.1	2	22.2	1	11.1	9	--	--
September 2011	2	13.3	8	53.3	1	6.7	1	6.7	3	20.0	15	415,000	465,316
Year-to-date 2012	14	11.5	45	36.9	34	27.9	24	19.7	5	4.1	122	456,056	471,855
Year-to-date 2011	18	11.4	88	55.7	27	17.1	20	12.7	5	3.2	158	421,095	440,397
St. Albert City													
September 2012	0	0.0	3	18.8	6	37.5	3	18.8	4	25.0	16	542,300	586,175
September 2011	0	0.0	3	14.3	9	42.9	3	14.3	6	28.6	21	529,900	569,405
Year-to-date 2012	0	0.0	24	16.4	58	39.7	32	21.9	32	21.9	146	537,500	570,067
Year-to-date 2011	1	0.8	27	21.8	42	33.9	29	23.4	25	20.2	124	529,950	564,842
Stony Plain Town													
September 2012	1	16.7	4	66.7	1	16.7	0	0.0	0	0.0	6	--	--
September 2011	1	10.0	8	80.0	0	0.0	1	10.0	0	0.0	10	384,456	404,956
Year-to-date 2012	10	14.9	35	52.2	17	25.4	1	1.5	4	6.0	67	414,200	433,880
Year-to-date 2011	15	22.7	41	62.1	8	12.1	1	1.5	1	1.5	66	389,950	381,294
Strathcona County													
September 2012	1	3.2	7	22.6	12	38.7	4	12.9	7	22.6	31	519,000	591,355
September 2011	0	0.0	5	21.7	11	47.8	0	0.0	7	30.4	23	504,000	586,209
Year-to-date 2012	5	1.8	60	22.1	96	35.3	53	19.5	58	21.3	272	516,000	588,081
Year-to-date 2011	0	0.0	79	26.5	104	34.9	51	17.1	64	21.5	298	504,500	592,922
Sturgeon County													
September 2012	2	33.3	1	16.7	0	0.0	3	50.0	0	0.0	6	--	--
September 2011	0	0.0	1	10.0	2	20.0	1	10.0	6	60.0	10	750,000	708,000
Year-to-date 2012	32	24.2	14	10.6	13	9.8	30	22.7	43	32.6	132	590,000	563,174
Year-to-date 2011	37	23.4	21	13.3	21	13.3	23	14.6	56	35.4	158	545,000	554,987
Remainder of the CMA													
September 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	8	57.1	2	14.3	0	0.0	1	7.1	3	21.4	14	342,750	439,736
Year-to-date 2011	13	46.4	9	32.1	3	10.7	1	3.6	2	7.1	28	396,500	399,879
Edmonton CMA													
September 2012	34	9.1	142	38.2	96	25.8	49	13.2	51	13.7	372	457,650	496,346
September 2011	25	6.8	173	46.9	84	22.8	33	8.9	54	14.6	369	440,800	490,155
Year-to-date 2012	375	10.1	1,375	37.1	943	25.4	449	12.1	567	15.3	3,709	458,700	513,925
Year-to-date 2011	486	13.1	1,361	36.8	846	22.9	454	12.3	549	14.9	3,696	450,000	514,177

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
September 2012

Submarket	Sept 2012	Sept 2011	% Change	YTD 2012	YTD 2011	% Change
Edmonton City	490,653	491,564	-0.2	517,004	537,193	-3.8
Beaumont Town	474,286	426,624	11.2	473,772	420,908	12.6
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	395,253	n/a
Fort Saskatchewan City	496,161	404,050	22.8	436,727	432,975	0.9
Gibbons Town	--	--	n/a	359,964	390,417	-7.8
Leduc City	408,275	--	n/a	447,522	387,967	15.4
Leduc County	--	--	n/a	491,171	487,976	0.7
Morinville Town	--	--	n/a	405,512	381,125	6.4
Parkland County	--	--	n/a	629,934	695,032	-9.4
Spruce Grove City	--	465,316	n/a	471,855	440,397	7.1
St. Albert City	586,175	569,405	2.9	570,067	564,842	0.9
Stony Plain Town	--	404,956	n/a	433,880	381,294	13.8
Strathcona County	591,355	586,209	0.9	588,081	592,922	-0.8
Sturgeon County	--	708,000	n/a	563,174	554,987	1.5
Remainder of the CMA	--	--	n/a	439,736	399,879	10.0
Edmonton CMA	**496,346**	**490,155**	**1.3**	**513,925**	**514,177**	**0.0**

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton September 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	792	-10.4	1,277	2,160	2,620	48.7	315,483	0.2	322,972
	February	1,132	-12.8	1,316	2,666	2,888	45.6	311,674	-1.7	319,227
	March	1,613	-4.6	1,372	2,983	2,489	55.1	326,557	-4.8	322,150
	April	1,605	-13.1	1,388	3,308	2,634	52.7	327,805	-3.4	326,647
	May	2,007	10.0	1,452	3,556	2,642	55.0	331,537	-2.7	320,947
	June	1,901	14.7	1,490	3,298	2,687	55.5	328,695	-2.0	320,198
	July	1,603	15.4	1,495	3,082	2,787	53.6	334,444	1.4	327,845
	August	1,642	25.8	1,484	2,987	2,699	55.0	325,322	-0.4	324,628
	September	1,345	4.9	1,386	2,585	2,544	54.5	332,782	2.4	331,834
	October	1,272	10.2	1,428	2,193	2,555	55.9	320,306	1.0	326,674
	November	1,166	-4.7	1,374	1,810	2,536	54.2	319,559	0.3	336,013
	December	885	4.4	1,500	1,091	2,636	56.9	315,658	1.5	328,046
2012	January	930	17.4	1,415	2,452	2,754	51.4	317,995	0.8	325,204
	February	1,231	8.7	1,397	2,555	2,685	52.0	329,820	5.8	334,488
	March	1,622	0.6	1,509	3,304	2,699	55.9	335,579	2.8	331,264
	April	1,874	16.8	1,557	3,252	2,606	59.7	336,751	2.7	337,314
	May	2,156	7.4	1,496	3,764	2,741	54.6	347,078	4.7	333,738
	June	1,913	0.6	1,564	3,220	2,644	59.2	340,391	3.6	332,194
	July	1,725	7.6	1,471	2,814	2,535	58.0	337,304	0.9	331,768
	August	1,535	-6.5	1,462	2,740	2,572	56.8	334,391	2.8	333,990
	September	1,372	2.0	1,554	2,436	2,715	57.2	323,803	-2.7	322,895
	October									
	November									
	December									
	Q3 2011	**4,590**	**15.4**		**8,654**			**330,694**	**1.1**	
	Q3 2012	**4,632**	**0.9**		**7,990**			**332,339**	**0.5**	
	YTD 2011	**13,640**	**3.5**		**26,625**			**327,249**	**-1.4**	
	YTD 2012	**14,358**	**5.3**		**26,537**			**335,422**	**2.5**	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
September 2012

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	89.0	123.9	652	5.9	72.5	929
	February	607	3.50	5.44	90.0	124.3	658	5.9	73.0	932
	March	601	3.50	5.34	89.8	124.8	660	5.8	73.2	937
	April	621	3.70	5.69	89.6	126.2	662	5.7	73.1	944
	May	616	3.70	5.59	89.8	126.5	663	5.5	73.0	950
	June	604	3.50	5.39	90.1	125.6	665	5.4	73.1	954
	July	604	3.50	5.39	90.0	125.9	670	5.3	73.4	951
	August	604	3.50	5.39	89.9	126.6	675	5.3	73.8	950
	September	592	3.50	5.19	89.6	126.4	681	5.3	74.4	948
	October	598	3.50	5.29	90.1	127.6	682	5.3	74.4	951
	November	598	3.50	5.29	90.2	126.9	682	5.3	74.2	955
	December	598	3.50	5.29	90.2	126.7	682	4.9	73.8	960
2012	January	598	3.50	5.29	90.2	127.3	678	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	674	5.3	72.9	971
	March	595	3.20	5.24	90.5	127.0	668	5.7	72.5	965
	April	607	3.20	5.44	90.8	127.4	675	5.3	72.7	957
	May	601	3.20	5.34	90.8	127.0	683	4.9	73.1	953
	June	595	3.20	5.24	90.8	127.2	691	4.4	73.4	963
	July	595	3.10	5.24	90.7	127.1	695	4.5	73.6	978
	August	595	3.10	5.24	90.7	127.9	699	4.5	73.9	995
	September	595	3.10	5.24		128.1	705	4.5	74.3	1,004
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

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